Johnson Creek Public Meeting
Questions and Comments
October 9, 2006

Questions

1. How will Woodbrook Street branch of Johnson Creek be affected? The street has flooded twice due to the depth of the creek north of Woodbrook Street.
   The design should not affect this tributary in any significant way. The modeling of the creek will ensure that floodwaters are not any worse as a result of this project and, in all likelihood, this project will attempt to reduce flooding in this area to the extent feasible by increasing the storage capacities in certain locations along the creek.

2. How will the creek that runs through the Woodbrook Edition tie into Johnson Creek?
   The existing configuration is not anticipated to change as a result of this project.

3. Has Applied Ecological Services (AES) consulted on any projects in Texas?
   Not as a company, but key AES employees have project experience throughout Texas, including botanical inventories and community assessments, reviews of noxious weeds, landfill and mine reclamation projects; investigations for a wetland bank in the Houston District of the Army Corps of Engineers, a lichenological investigation for the National Institute of Health, and Phase I and II environmental assessments. In addition, AES has retained a local expert in native plants and riverine ecology and will utilize local Stream Team expertise to ensure that plans are appropriate for this region and climate. AES will also have the benefit of local engineers that have specific experience with Johnson Creek and were primary authors on the 1997 Johnson Creek Corridor Plan.

4. How much public input has been obtained in the last 18 months that AES and the City have been working on this project?
   The City is just beginning the formal public input process as part of the project design process. During the conceptual design phase (Conservation Plan), which was completed last spring, public presentations were made to interested stakeholders including the Arlington Conservation Council, Parks and Recreation Board and City Council.

5. How much space will there be between the Cowboy's parking lot and the creek?
   This distance will vary with the meandering of the creek. At the most narrow point, just north of Sanford, this distance is an estimated 30 feet (edge of parking to top of bank). At its widest location, the distance is nearly 500 feet. More exact information in this regard will be available this spring.

   Will there be trees replanted or native plantings in that area?
   Yes, a large number of native trees, bushes, grasses and flowers will be planted to help stabilize soils, restore habitat and visually enhance the park.

Will this area look as featured in the Arlington Star-Telegram Sunday paper?
The final design is likely to look somewhat different than what was presented in the newspaper since the detailed design was unavailable prior to the story's publication.

Is it up to the Cowboys to design for run-off of the parking lots or will the City's design through AES address this?
Both projects are addressing this issue. The Cowboys are designing their storm water collection system and the City is working to mitigate any detrimental impacts of the anticipated creek flow and velocities at discharge locations.

6. How does the study differ from the study paid for by Steiner? What is this costing the citizens of Arlington?
   The Johnson Creek Conservation Plan is a conceptual plan that provides the framework for a specific design solution. This plan was jointly paid for by Steiner Associates and the Dallas Cowboys. The current work (AES contract), which will also be funded by Steiner and the Cowboys, is a specific design that will provide all of the engineering, permitting and construction documents. The design for Phase 1a of the project is expected to cost $780,000. This expense will be fully covered by contributions from Steiner and the Dallas Cowboys.

7. Is Phase 1a useful if subsequent phases cannot be funded?
   Yes. The proposed sedimentation basin, additional flood storage capacity, and the bank stabilization efforts in Phase 1a will reduce the severity of these issues in the Entertainment District and will stabilize creek banks to prevent future meandering which threatens the adjacent park property.

8. How is each phase funded, and what is the cost share between City and Federal in each phase of the project?
   Funding for the full cost of Phase 1a construction has not been formally identified or authorized. Steiner and the Cowboys have each agreed to contribute $1,945,000 to the project. One option under consideration is to include Phase 1a under the financing arrangements that are being proposed for other infrastructure improvements within the entertainment district. This includes a Tax Increment Reinvestment Zone and a Public Improvement District. If the proposed improvements become part of an authorized Federal Plan, much of the Johnson Creek plan will become eligible for Federal Funding. Federal funding is typically authorized at 65% Federal and 35% city.

9. Is any property being removed from the floodplain in this project?
   Yes, some floodplain is anticipated to be reclaimed by both the Cowboys and the Glorypark development projects. This land will be used for parking and roads.

10. What is the City paying for the study being performed by Applied Ecological Services?

The City has entered into a design contract for $780,000 for the Phase 1a portion of the project. This expense will be fully covered by contributions from Steiner and the Dallas Cowboys.

11. How can the project proceed if funding has not been appropriated for Fiscal Year 2007?
    The design portion of the project is proceeding with a combination of funding from Steiner and the Cowboys. The City is currently considering alternative funding sources for construction, estimated to begin in the summer of 2007.

12. It is discouraging that the corridor has seemed to shrink in width. In addition to bio-engineering, what other techniques will be used to accommodate this narrower stream corridor? What percentage of the creek will these techniques apply to?
    AES is following numerous design guidelines to maximize preservation, enhancement, and restoration of existing vegetation and wildlife habitat, maximize public enjoyment of the open space, reduce erosion and sedimentation, minimize flood damage, incorporate natural features, and favor low maintenance, high quality vegetation within the footprint provided. All aspects of the restoration project, including stream restoration and park development, will be accessible for passive recreation on a variety of scales, thereby improving overall quality and use of the space that is available. Bioengineering techniques are anticipated to be used to stabilize bends in the main creek channel and in constructed overflow channels. Retaining walls or landscaped terraces will be applied where steep slopes must be maintained to accommodate trails, save trees, and maximize width of green space.

    The plan states that the project must be maintained for five years, what will this consist of? How much will it cost, and who will pay for it?
    While the construction contractor will be required to repair and/or replace defective work for a period of approximately three years (reduced from five), routine and periodic maintenance will be required in perpetuity. This cost is being estimated and will be a significant annual expense. The City will be discussing options for a cost-sharing agreement with Steiner and the Cowboys. Maintenance activities will include removal of trash and debris, sediment removal, irrigation repair, replacement vegetation, erosion control, etc.

    Will Parks and Recreation budget have to absorb the cost?
    It is not expected that the Parks and Recreation Department will have to absorb this cost out of its current budget. A shared arrangement is likely, including a budget request for the City's share of the expense.

13. Who is going to pay for the removal of silt from the Cowboy's and Ameriquest Field detention ponds?
    The assignment of this responsibility has not been determined, although the Texas Rangers are currently responsible for maintenance of the ponds north of Randol Mill Road. Pond maintenance will likely be included in any negotiated maintenance arrangement. The disposition of existing silt in the south pond will be addressed in

Phase 1a construction, since restoring the creek in the area is an integral part of this project.

Other Comments from Cards

1. Regarding the laying back of banks north of Sanford and west of the creek: Only a narrow strip of trees is left following the clear-cut of the VSF & WS Resource Category Area 2 – high quality wildlife habitat – end of Feb 2006. Cowboys Stadium is much closer to the east than originally portrayed. Extension of Baird Farm Road will fall between Cowboys Stadium and the creek. I don't see how there will be anything other than total clearing for the laying back of the banks. East – West road, Rogers Street, through this area will further impact the creek. Too bad plans were not initially comprehensive and Resource Category Area 2 preserved to at least provide the only native natural area to west of cleared area from laid back banks.

2. Do everything possible to minimize tree and habitat loss.

3. We don't want a managed "park-like" setting. We want wildlife and the mature oaks that are there now. Leave this segment of Johnson Creek alone and focus on pond building upstream.

4. Arlington has several subdivisions which impound City water as an amenity – lake or canal. The City creeks benefit from this slowing down of storm event water, and more gradual release. When these detention areas fill with silt, it is the Homeowners Associations (HOA) that must pay for the removal. The City does not assist any HOA's in removal of community sediment. One neighborhood association spent close to $200,000 in removal from 2005-2006.